

Sales
01934 842000

sales@farrons.co.uk



Lettings
01934 842000

lettings@farrons.co.uk



LITTLEFIELDS ROAD, BANWELL, BS29 6BH



£395,000 FREEHOLD

Passionate about Property

NO ONWARD CHAIN! Spacious and versatile four bedroom detached property, situated in a peaceful cul-de-sac with generous gardens and views of the surrounding hillside. The property has the benefit of a kitchen / breakfast room, downstairs bathroom, living room and a dining room / Bed 5, as well as a garage and ample driveway parking. Call now to arrange a viewing!

Location

The property is situated in the popular village of Banwell, famous for its 'Castle on the Hill'. The village is surrounded by the beautiful 'Mendip' countryside and offers a range of amenities within walking distance, including, Primary School, Doctors Surgery, Churches, Bowling Club, Co-op mini market, General Store/Post Office/Coffee Shop, Pharmacy, Newsagent, Public Houses and Restaurant. Weston-super-Mare town centre is approximately 5 miles away and offers a wide and comprehensive range of shopping and leisure facilities for all ages. For the commuter, there are mainline railway connections at Worle Parkway and Weston-super-Mare providing access to Bristol Temple Meads, London Paddington and other major towns and cities. Access to the M5 Motorway network is available at junction 21 (St Georges) and Bristol International Airport is within a 20-minute drive.





Entrance Hall

Door to front elevation. Carpeted flooring. Built-in cupboard. Radiator. Stairs to first floor. Doors to:

Living Room (15' 07" x 11' 06") or (4.75m x 3.51m)

Dual aspect upvc double glazed windows, wood flooring, two radiators and a fireplace with inset log burner.

Dining Room / Bed 5 (10' 09" x 9' 05") or (3.28m x 2.87m)

Upvc double glazed window to the side, carpeted flooring, radiator.

Kitchen / Breakfast Room (13' 0" x 11' 07") or (3.96m x 3.53m)

Dual aspect upvc double glazed windows. Fitted kitchen with built-in oven and gas hob. Space for further appliances. Radiator. Parquet effect vinyl flooring. Door to:

Conservatory (6' 08" x 5' 10") or (2.03m x 1.78m)

Of upvc double glazed construction with a polycarbonate roof. Doors to gardens.

Bathroom

Upvc double glazed window to rear. Bath with shower over. WC. Wash basin. Radiator and heated towel rail.

Bedroom 1 (11' 08" x 11' 05") or (3.56m x 3.48m)

Upvc double glazed window to front. Carpeted flooring. Radiator.





Bedroom 4 (9' 08" x 7' 09") or (2.95m x 2.36m)

Upvc double glazed window to rear. Radiator. Carpeted flooring.

Landing

Carpeted flooring. Upvc double glazed window to rear. Doors to:

Bedroom 2 (13' 00" x 10' 10") or (3.96m x 3.30m)

Upvc double glazed window to rear. Radiator. Carpeted flooring. Eaves access.

Bedroom 3 (13' 00" x 10' 06"Max Max) or (3.96m x 3.20m Max)

Upvc double glazed window to rear. Carpeted flooring. Radiator. Door to:

Loft Storage Space

Large boarded storage / hobby area with a Skylight.





Front Garden & Driveway

Secluded lawn landscaped with a mature hedgerow and well tended trees. Side access to rear garden.

The driveway provides ample off street parking in tandem for three to four vehicles.

Garage (18' 11" x 8' 05") or (5.77m x 2.57m)

Up and over door to front. Power and light. Door to rear garden. Additional attached potting sheds / garden store with separate access doors.

Rear Garden

Impressive, well tended gardens with rolling lawns that meet a vegetable plot, stone built raised planted borders, a garden shed and a stone paved patio area.

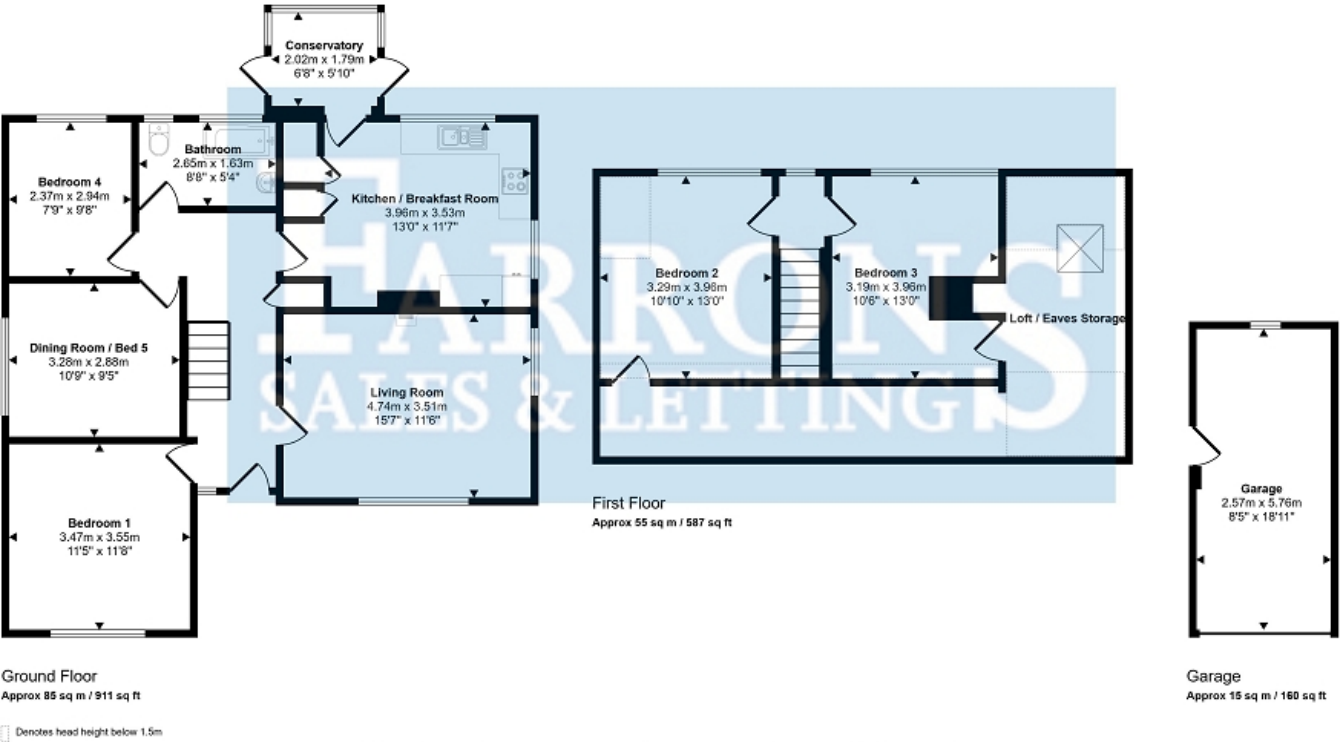
Material Information

Awaiting vendor comment.



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Approx Gross Internal Area
154 sq m / 1657 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		70
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Clauses:

Tenure: Please verify with your legal adviser before proceeding with a purchase.

Measurements: All measurements are approximate.

Details: Every care has been taken to ensure that these details are correct, but their accuracy cannot be guaranteed and prospective purchasers should satisfy themselves as to their accuracy. If you require clarification of any part of these details please contact the branch, especially if you are travelling a long distance to view this property. These details do not constitute a contract or part of a contract